

Egremont Housing Committee Minutes

May 12, 2021

Meeting Held via ZOOM

In Attendance:

Committee Members: Joan Goodkind, Fred Gordon, Mark Holmes,
Richard Allen

Guests: Richard Stanley CDCSB

Meeting called to order by Joan Goodkind at 5:05 p.m.

The April 15, 2021, minutes were accepted and approved.

Housing on Egremont Town Land

Joan, Richard and Fred provided an update on the May 4th Select Board meeting. First, the Select Board agreed to place on the Town Warrant a \$10,000 feasibility study for housing on the Transfer Station site which will be put to a town vote. The BOS also provided comments on the draft RFP which they considered to be too lengthy and suggested it provide a matrix response format to efficiently evaluate the responses to the RFP. In addition, the BOS decided to delay issuing the RFP until the feasibility study is completed.

Housing Committee members also discussed modifying the RFP to consider home rental, ownership or both. Richard Stanley reiterated that government funding for housing is skewed toward affordable rental units, not ownership.

A discussion centered on the number of potential housing units on the site based on the best “economic fit” for development. It was noted that 18 to 20 housing units might not be acceptable to Egremont citizens and a smaller scale would be more palatable. Other factors to consider are potential limitations due to the size and topography of the parcel, well water volumes, traffic, and septic system design. It was suggested the Ideal housing unit would include 2 floors, approximately 700 feet per level, and provide for a minimum of 3 bedrooms.

It was also agreed that S K Design would provide information on the optimal number of housing units on the site, based on the limitations mentioned above along with additional factors.

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It was also acknowledged that building material costs have more than tripled which creates additional challenges for building on the site in the near future. This has created delays in building home units for many builders, including Habitat for Humanity on the Great Barrington site.

Housing Trust

The filing remains with the IRS awaiting approval. Joan asked if Housing Trust assets may be used to assist with building Accessory Dwelling Units, ADU's. The Housing Trust's primary objective is not large scale development, but rather single home construction on scattered sites.

The next meeting is scheduled for June 16th, at 5:00.

Respectively submitted,
Fred Gordon